

**A REGULAR MEETING OF THE TOWN OF TELLURIDE
PLANNING AND ZONING COMMISSION**

**5:30 SITE WALK AT ORIGINATING SITE TO VIEW SHED AT 223 S. PINE STREET AND
RECEIVING SITE AT 532 W. COLORADO AVENUE**

**COMMISSION MEMBERS PLEASE VERIFY CONFLICTS OF INTEREST
PRIOR TO THE MEETING**

October 16, 2014 Thursday 6:00 PM

REBEKAH HALL, TELLURIDE, CO
113 WEST COLUMBIA AVENUE

- I. **P&Z - CALL TO ORDER: 6:00 PM**
- II. **APPROVAL OF MINUTES**
- III. **PUBLIC INVITED TO SPEAK ON NON-AGENDA ITEMS**
- IV. **WORKSESSION ITEMS**
 - 1. **TO DISCUSS INCENTIVIZING RELOCATIONS OF NON-RATED SECONDARY STRUCTURES WITHIN THE TELLURIDE HISTORIC LANDMARK DISTRICT (THLD).**
 - a. Associated with the code amendment to elevate repositionings (on the same lot) and relocations (on a different lot) of non-rated (non-contributing with or without qualifications) secondary structures to full HARC board review as well as elevate repositionings of non-rated and rated structures to full HARC board review.
STAFF: Michelle Haynes, Building and Planning Director
- V. **ACTION ITEMS**
 - 1. **PROJECT: Colorado and Townsend (aka Pink House) Request to Extend a Small Scale Preliminary Subdivision for Three (3) Years-continued from the September 18, 2014 meeting**
PROJECT SUMMARY: Consideration of a request to extend a preliminary small scale subdivision to replat two lots into four lots with a total area of 11,750 s.f. for three (3) years.
LEGAL DESCRIPTION: Blk 5, Lots 21-24, West Telluride Addition ("WTA")
ADDRESS: 470 W. Colorado Avenue and 114 S. Townsend Street
ZONE: Historic Residential ("HR")
OWNER: Realty Management Group, LLC by Sturm Group, Inc.
APPLICANT: Jack Wesson, Architect
STAFF MEMBER: Michelle Haynes, Building and Planning Director
 - 2. **PROJECT: 532 W. Colorado Preliminary Small Scale Planned Unit Development ("PUD") - continued from the September 18, 2014 meeting**
PROJECT SUMMARY: Consideration of a Small Scale Preliminary PUD to 1) Reduce the rear yard setback from 5' to 1' for the non-rated relocated secondary structure (shed) and 2) a request to increase the site coverage by 3% for covered parking and

uncovered parking pursuant to Article 6 Division 1 PUD Specifically Table 6-1, Maximum Variations to Dimension Limitations allowed via PUD.

LEGAL DESCRIPTION: Block 8, East ½ Lot 31, Lot 32, West ½ Lot 33, West Telluride Addition (WTA)

ADDRESS: 532 West Colorado Avenue

ZONE: Historic Residential (HR)

OWNER(S): Chris Myers

REPRESENTATIVE: Ray Messier & Chris Myers

STAFF MEMBER: Ann Morgenthaler, Planner II

3. A REVIEW AND RECOMMENDATION TO THE TELLURIDE TOWN COUNCIL REGARDING THE FOLLOWING LAND USE CODE (“LUC”) AMENDMENTS

- A. 1) An amendment to the Town of Telluride Floodplain and Geohazard Map pursuant to Article 6, Division 5 Amendments to Land Use Code and Zone District Map, to revise the Rockfall Hazard Areas and 2) an associated Land Use Code amendment at LUC Section 8-524, Geohazard Control, consistent with the 2009 Rockfall Study report and recommendations.
- B. Amendments to Article 5, Division 1, Development Review Procedures, LUC Section 5-201.C.2 Work sessions, specifically to increase the public noticing requirements to full public notice and LUC Section 5-206.E.1, Actions by Planning Director or Chairperson, to bolster the referral language based upon board interest or neighborhood concern.

VI. BOARD AND STAFF DISCUSSION

VII. ADJOURN

For more complete information on these applications or projects, please contact Town of Telluride Planning Department at (970) 728-2170.

NOTE: In the interest of managing the agenda and time, the Chair may request public comment to be kept to 5 minutes a person